

1.

Florence, New Jersey 08518-2323
January 25, 2022

The reorganization meeting of the Florence Township Planning Board was held in-person and virtually via Zoom on the above date at the Municipal Complex, 711 Broad Street, Florence, NJ. Solicitor Frank called the meeting to order at 7:30 p.m. followed by a salute to the flag.

Solicitor Frank read the following statement: "I would like to announce that this meeting is being held in accordance with the provisions of the Open Public Meetings Act. Adequate notice has been provided to the official newspapers and posted in the main hall of the Municipal Complex."

Upon roll call the following members were found to be present:

Emma Cartier	Councilman Bruce Garganio
Newell Kehr	Carl Mattson
Ray Montgomery	John Pagano
Mayor Craig Wilkie	Tara Sandusky
Kecia Taylor	

ABSENT: None

ALSO PRESENT: Solicitor David Frank
Engineer Ted Wilkinson
Planner Barbara Fegley

SWEARING IN AND SEATING OF NEW MEMBERS AND/OR ALTERNATES

Solicitor Frank administered the Oath of Office to Emma Cartier, Class II for a 1-year term expiring 12/31/2022; Bruce Garganio, Class III: for a 1-year term expiring 12/31/2022; Newell Kehr, Class IV for a 4-year term expiring 12/31/2025; Tara Sandusky, Class IV, Alternate #1 for a 2-year term expiring 12/31/2023; and Kecia Taylor, Class IV, Alternate #2 for an unexpired term, term expiring 12/31/2022.

ELECTION OF OFFICERS FOR 2022

Solicitor Frank asked for nominations for Board Chairperson. It was the Motion of Mayor Wilkie, seconded by Mr. Kehr to nominate and reinstate Ray Montgomery for Chairman, John Pagano as Vice Chairman, Carl Mattson as Secretary, and Karen Federico as Board Clerk. There were no further nominations for Chairman, Vice Chairman, Secretary or Board Clerk. Motion unanimously approved by all members present.

APPOINTMENT OF PROFESSIONAL STAFF

It was the Motion of Mayor Wilkie, seconded by Vice Chair Pagano to Appoint David Frank as Board Solicitor; Ted Wilkinson from Colliers Engineering as Board Engineer; and Barbara Fegley of Environmental Resolutions Inc. (ERI) as Board Planner. Motion unanimously approved by all members present.

RESOLUTIONS

- A. Resolution PB-2022-01: Appointment of Planning Board Solicitor, Engineer and Planner
- B. Resolution PB-2022-02: Establishing the Annual Schedule of Regular Meetings and Other Policies Relating to the New Jersey Open Public Meetings Act
- C. Resolution PB-2022-03: Readopting the Planning Board Administrative Rules

2.

It was the Motion of Councilman Garganio, seconded by Vice Chair Pagano to approve Resolutions PB-2022-01, PB-2022-02 and PB-2022-03. Motion unanimously approved by all members present.

MINUTES

It was the Motion of Vice Chair Pagano, seconded by Mr. Kehr to adopt the minutes of the regular meeting of December 28, 2021, as submitted. Motion unanimously approved by all members present. Chairman Montgomery abstained.

CORRESPONDENCE

There was no correspondence.

Before any applications were heard, Engineer Wilkinson and Planner Fegley were sworn in by Solicitor Frank for 2022.

APPLICATIONS

A. PB#2021-04: Application from Palash Saha & Gopal Das for a Minor Subdivision with Bulk Variances on property located at 754 Olive Street, Florence Township; Block 147.14, Lot 16.04.

Jonas Singer of Wells & Singer appeared representing the applicant. He stated they are here tonight in continuation of their application being heard at the December 28, 2021, meeting. They are requesting a lot width variance and all other bulk standards will be in conformance with the zone. At last month's meeting, there was discussion among the Board members and members of the public to be able to visualize what the 2 homes would look like. This application was allowed a continuance in order for the applicant to submit architectural drawings. Two exhibits were presented: A-1 Site Plan/Floor Plan for both homes and A-2 Elevations of the homes.

Mr. Singer stated the homes will be 3-bedroom with a 1 car garage with 2 spaces proposed in the driveway. He stated there was some concern with the adjoining property's driveway being right on the property line, and that the driveway for the new home will not be next to the neighbor's driveway. They are also proposing the driveways to have an area for a vehicle to execute a K-turn to allow the vehicle to pull out onto Olive Street and not have to back out. They realize that traffic and access on and off Olive Street was a concern, so the area for a K-turn is a solution to alleviate the issue of backing out onto Olive Street.

Mr. Singer stated this is what is being proposed and restated that they will meet all bulk standards except lot width. He stated their architect is attending virtually in case there are any questions.

Engineer Wilkinson stated that after last month's meeting, he submitted a supplemental review letter dated 12/30/21 which is from a transportation and traffic standpoint as he had observed the intensity and traffic along the street. He stated it is more of a collector road and not a residential low volume street. He feels that adding 2 more driveways within 50 feet of each other with the high intensity is a little far exceeding the safety standards in the realm of good engineering. He stated if you were to sit out there, you would understand; it is not safe. He stated we should try to minimize the number of curb cuts and that this proposal is a little too much and overbearing for the safety of the residents and motorists.

Planner Fegley stated she submitted an additional review letter dated 1/20/22 and that the only item she changed was on page 3. At the last meeting, discussion took place about the lot widths in the area. She looked into a broader area at the RA zone; not the AA zone which has totally different requirements. Her attachment to her most recent letter breaks down the lots in the RA zone to the west of the subject property that are less than 55 feet, lots that are 55 feet, lots that are greater than 55 feet but less than the required 100 feet, lots that are the required 100 feet, and lots that are greater than the required 100 feet. There are 8 lots less than what is being proposed; 2 lots the same width as being proposed; 44 lots greater than proposed but less than the required; 33 lots exactly the required 100 feet; and 18 that exceed the required 100 feet.

Mayor Wilkie commented that there are a couple of homes that have a common driveway to lessen the curb cut, but those homes have been there a long time. There are others that were a result of a subdivision in the 90's and others that are common ownership. Regarding the comment on Planner Fegley's report regarding sidewalks, there is already a sidewalk on one side of Olive Street, so the applicant would not have to add a sidewalk. His comments are based on the Engineer's and Planner's letters. The houses in the neighborhood and on Olive Street have been there a long time and with the increased traffic, he's not comfortable with making anything worse in the neighborhood. He said he doesn't know what we can do to make it any safer either.

It was the Motion by Councilman Garganio, seconded by Mr. Kehr to open for public comment. Motion unanimously approved by all members present.

Jean Ondusko of 10 Olive Street was sworn in by Solicitor Frank. Ms. Ondusko wanted to check if anything was found out about the water and sewer hookup and where that hookup would be. She also stated at the last meeting, they questioned the water pressure as it is already low. She said she is pleased that the Board realizes the dangers they face in backing out onto Olive Street. Chairman Montgomery stated that it was determined that there is both public water and sewer on Olive Street and that water is available. A 12' water main would have to be utilized for any new connection.

Mary Bauer of 517 Wilber Henry Drive was sworn in by Solicitor Frank. Ms. Bauer stated that even though the application is looking for a lot width variance, the lots will have a depth of 225 feet and still conform with lot size. She stated with a K-turn being proposed, she doesn't understand the concern of being able to pull out onto Olive Street. Being able to have 2 houses instead of one will also generate 2 revenues as far as taxes go. She is still wondering why a 55' wide lot with a 225' depth and a K-turn ability is being questioned.

Hearing no one else wishing to speak, it was the Motion of Vice Chair Pagano, seconded by Councilman Garganio to close public comment. Motion unanimously approved by all members present.

Mr. Singer commented that this application will only be creating one additional lot and one additional driveway than what is allowed. Many of the driveways are close and within 50' of one another. The bulk variances will be met; they are just looking for a lot width variance.

The applicant's engineer, Jim Miller, previously sworn in, was still considered sworn in. Mr. Miller stated he does not agree with Engineer Wilkinson's comment about it being unsafe. He

4.

stated 50' lots are common in many neighborhoods, some on collector roads, and it does not cause a problem. He stated this is a typical lot width across the State of NJ and in a suburban area.

Vice Chair Pagano asked if Mr. Miller had spent any time viewing the traffic patterns. Mr. Miller stated he did; however, he was not there during peak hours, but between 11:30 AM and 12:30 PM on a Wednesday. He doesn't dispute that it is fairly heavily travelled but does not agree with the danger. Vice Chair Pagano stated that when he hears the Board's professionals refer to anything as unsafe, it gives him pause. Mr. Miller stated from a planning perspective, it is an appropriate lot size.

Engineer Wilkinson stated he observed traffic from 8:30 AM – 9:15 AM, where 7 AM – 9 AM is normal peak time. He has also been in the area around 5:00 PM where he witnessed the same amount of traffic. Thirty years ago, Olive Street was not that heavily travelled, but the amount of traffic has increased 1000% since then with the Legacy development, Amazon and B&H employees, and the occasional lost semi-truck. With that many people trying to get to work and travelling over the speed limit, they will not be able to calculate which driveway someone is going into or out of. Speed on this road is quite fast with the majority of vehicles going over the speed limit.

Councilman Garganio stated 30 years ago, there were no problems on Olive Street. The applicant has a right to build one home on this property, but he is not supporting putting 2 houses there. Chairman Montgomery stated he is not wishing to be responsible for the possibility of someone getting hurt.

Mayor Wilkie mentioned that because Chairman Montgomery was not in attendance at last month's meeting, he is not eligible to vote tonight. Ms. Sandusky will be eligible to vote.

It was the Motion of Councilman Garganio, seconded by Mr. Kehr to deny application PB#2021-04.

Upon roll call, the Board voted as follows:

YEAS: Garganio, Kehr, Cartier, Mattson, Pagano, Sandusky, Wilkie

NOES: None

ABSTAIN: Montgomery

Motion carried

B. PB#2021-08: Application from Whitesell Construction Co., Inc. for Preliminary and Final Site Plan to construct a 249,600 industrial facility on property located at 900 Richards Run, Florence Township; Block 158, Lot 5.01.

Lynn McDougall appeared representing the applicant. With Ms. McDougall was Terrance Huettl, a licensed engineer, representing Whitesell. Mr. Huettl has appeared before this board many times and was considered an expert witness. Mr. Huettl was sworn in by Solicitor Frank.

Engineer Wilkinson stated he provided a completeness review letter dated 1/10/22. He asked Mr. Huettl to respond to his comment regarding the Environmental Impact Statement (EIS). He understands the site has been there for 10 years and that they are ready to build the next phase.

Mr. Huettl stated Whitesell is the developer of the Haines Center. Years ago, upon their original application for the Haines Center, they submitted an extensive EIS. With every new application they have submitted, they have only had to submit supplemental information for the EIS. This is roughly their 10th application for the Haines Center. They have submitted a supplemental EIS with this application as well. Their letter was similar in form, content and length as all the others and all of those were reviewed and approved for their previous applications. He explained the subject site is an open field, nearly void of trees and the site is currently covered with soybeans. No wetlands have been certified, there is no habitat, and no known endangered species on this site.

Engineer Wilkinson stated the applicant has provided more than adequate information and has no problem if the Board wishes to deem the application complete tonight.

Councilman Garganio asked if the issues with the flooding in that area could be reviewed with this application. Mr. Huettl stated he has no objection to that and can provide an exhibit of the area in question. He stated he met with Water & Sewer Director Dave Lebak, Township Administrator Steve Fazekas, and representatives from Conrail where to flooding was occurring. They walked the site and discussed what needed to be done. He stated none of the issues were created by Whitesell; however, they agreed to help clean up the debris that was causing the flooding. Councilman Garganio stated that answers his question.

The meeting was not opened to the public for comment due to completeness determination being an administrative action.

Solicitor Frank confirmed that Engineer Wilkinson has no objection to relying on the EIS supplemental only and in agreement with the applicant asking for a waiver from having a landscape architect. Planner Fegley stated the state board does allow engineers to sign off on plans instead of a landscape architect. Mr. Huettl stated as a licensed engineer, he does most of their landscape design. Engineer Wilkinson stated he has no objection to these two waivers.

It was the Motion of Vice Chair Pagano, seconded by Mr. Kehr to deem application PB#2021-08 complete.

Upon roll call, the Board voted as follows:

YEAS: Pagano, Kehr, Cartier, Mattson, Garganio, Wilkie, Montgomery

NOES: None

ABSTAIN: None

Motion carried

C. PB#2021-02: Application from Wawa, Inc. for Minor Site Plan Approval to sell diesel fuel and install an underground storage tank for diesel fuel on property located at 2060 Route 130, Florence Township; Block 163.02, lot 13.

Solicitor Frank stated we received correspondence from the applicant requesting to withdraw their application. He feels it is appropriate for the Board to make a motion to dismiss this application without prejudice.

It was the Motion of Councilman Garganio, seconded by Mr. Kehr to Dismiss Application PB#2021-02 Without Prejudice.

6.

Upon roll call, the Board voted as follows:

YEAS: Garganio, Kehr, Cartier, Mattson, Pagano, Wilkie, Montgomery

NOES: None

ABSTAIN: None

Motion carried

D. PB#2021-07: Application from LIT/MRPI River Road, LLC for Preliminary & Final Major Site Plan with Bulk Variances to construct 2 warehouses with a portion of one of the buildings and parking lot to be located in Florence Township on property located at 1900 River Road, Burlington Township (their Block 154, Lot 1); Block 155.51, Lot 1.

Michael Floyd of Archer & Greiner appeared on behalf of the applicant. This application is for 1900 River Road, Burlington Township; however, the overall tract is located in Burlington Township and Florence Township. With Mr. Floyd are five witnesses: Brian Peterson, on behalf of the applicant; Chris Roache, licensed engineer with Langan; Dan Disario, professional engineer and traffic expert; Scott Daniel, architect; and Sean Ronski, planner.

Mr. Floyd explained they have 7 exhibits to present this evening: A-1, aerial of the site; A-2, rendered site plan; A-3 and A-4, conceptual floor plan and elevations for building 1; A5 and A-6, conceptual floor plan and elevations for building 2; and A-7, rendered perspectives for building 2.

This application was deemed complete by this board at the 12/28/21 meeting, received approval from Burlington Township at their January 13, 2022 meeting, and also received conditional approval from Burlington County. Both boards have requested that the governing body of Burlington Township restrict righthand turns out of the facility and that the applicant make a contribution towards the construction of a road to connect Daniels Way to River Road.

Brian Peterson was sworn in by Solicitor Frank. Mr. Peterson stated that he is the Executive Vice President of Development for MRP Industrial. He described the existing site which currently has a 1,000,000 sq. ft. building located on it with surrounding similar uses. The location in Burlington County gives them great access in the northeast with great labor support. He stated the building was a perfect building for the former tenant, GSA; but, it is completely inefficient from a layout and envelope standpoint. They could go in there and demise it, but they wouldn't be able to attract the type of tenants they want to have. Mr. Peterson highlighted some of their tenants in the area; Walmart, HG Supply, H&M; general warehousing tenants. Their preference is to stay away from high intensity uses. Their layout would not accommodate a high intensive user. While they consider it general warehousing, it could also be an e-commerce business. They expect to have a tenant before completion and have been very successful in Burlington County. All projects they have done so far have been on a speculative basis.

Mr. Pagano asked since the buildings would be built to speculation in nature, what was Mr. Peterson's definition of a high intensity user. Would it be for a tenant with uses as a less than a mile user or less than full load user? Mr. Peterson stated they haven't created a site that allows for that type of fulfillment. That type of user has a very specific profile. This will be a site with a single access to both buildings. And the height of the buildings will not accommodate users with high volume. Mr. Pagano asked how many users are anticipated. Mr. Peterson said they anticipate a single user per building.

Councilman Garganio asked where they fall in the traffic studies criteria; worse case, in the middle, or less intensive. Mr. Peterson stated that one Burlington County's conditions with their conditional approval is that once they have a tenant, they have to achieve their traffic study engineering. They don't know who the tenants will be, but it is almost guaranteed it won't be the same type of user in both buildings. They may be similar; but, they will not be same. One may have a more intensive use than the other. Councilman Garganio commented that the majority of the traffic for their facility will flow through our community. He understands the attempt to try to make no right turns allowed out of their facility, but it will still happen. His major concern is the amount of traffic this will cause for Florence Township. Mr. Peterson stated he understands the concern. He stated the restriction will exist for trucks not being able to make a right turn, but that will not restrict all right-hand turns; just the trucks. Councilman Garganio stated he still has a concern for the amount of car traffic that will travel through Florence Township.

Solicitor Frank questioned if a building with a 40' clear height does not work for higher intensity user. Mr. Peterson stated for the multi-tiered higher intensity use, that is correct. Solicitor Frank then asked if the certain number of parking spaces they are proposing to have on site is the top number of cars that could come in and out of the site. Mr. Peterson stated that the number of spaces could change for the site and the plans reconfigured, but they would be required to get additional approvals and come back in front of all the boards. Solicitor Frank confirmed that the number of cars that could be parked is the number of cars that would be there. Mr. Peterson stated that is correct. There will be a traffic management plan in place, and if there is a discrepancy, the County has a right to refuse their plan.

Mr. Floyd stated they want to be as transparent as possible with this project. Mr. Peterson added that depending on the tenant and what they require, if they have to go back and reconfigure things, they know they will have to get additional approvals.

Vice Chair Pagano confirmed they are proposing 305 loading stalls between both buildings and thought they were proposing a lower impact user. Mr. Peterson stated it will be less intensive than a user similar to Amazon.

Mayor Wilkie asked if they have any thoughts to try and connect to Daniels Way. He stated the issue that Florence Township is having is that we continue to get the traffic for the Burlington Township developments. The goal is to get the traffic to Route 130 without having to travel through our town.

Mr. Peterson stated they will have traffic engineer testify and hopefully answer their questions regarding traffic.

Chris Roache, stated he is the project's engineer and that he is with Langan Engineering. He stated his experience and was accepted as an expert witness.

Mr. Roache presented Exhibit A1, an aerial of the site, which is identified as Block 155.51, Lot 1 in Florence Township and Block 154, Lot 1 in Burlington Township. The site is located in Florence Township's GM Zone, where warehousing is permitted. He explained the site is 116.8 acres overall with 9 acres being located in Florence Township and has existing industrial uses to the south. He stated the site is presently occupied by a 1,000,000 sq. ft. building that will be

demolished. The existing stormwater basin is proposed to be utilized. They do have a pending application with DEP and floodwater hazard area, which is a small portion on the western side of property. The permits are pending from DEP and they will provide those once they are received. He also mentioned they did receive site plan approval from Burlington Township 2 weeks ago.

He explained they are proposing two warehouse buildings along with parking and loading areas. Building 1 is proposed to be 845,280 sq. ft. and building 2 is proposed to be 667,560 sq. ft. The majority of what they are proposing will be located in Burlington Township. Florence Township is proposed to have only a portion of building 2, 4,000 sq. ft., and its loading and parking stalls. They were asked to create more physical barriers to prevent trucks from turning right out of the site. They received variances from Burlington Township on the amount of parking stalls and drive aisle width. They are only proposing 947 parking stalls (10 ft. x 20 ft.), where 2,572 are required, and they are proposing 24-ft. wide drive aisles, where 25-ft. is required.

Mr. Roache presented Exhibit A2, a larger rendering of the site plan that was submitted with application. He explained:

- there is a total of 1,512,840 sq. ft. between the 2 buildings; building 1 – 845,280 sq. ft and building 2 – 667,560 sq. ft.
- they are proposing a total of 305 loading stalls; building 1 – 164 stalls and building 2 – 141 stalls.
- they are proposing a total of 297 trailer parking stalls; building 1 – 202 stalls and building 2 – 95 stalls.
- they are proposing a total of 947 car parking stalls; building 1 – 524 stalls and building 2 – 423 stalls.
- again, just a portion of building 2, trailer loading and parking stalls are proposed in Florence Township.
- they will meet all ADA requirements by having 28 proposed, as opposed to 22 required.
- the loading bays are proposed to be 13' x 60', instead of 15' x 60', which is commonly utilized for industrial type buildings. The trailer parking stalls are proposed to be 12' x 60'.

Mr. Roache explained the following:

- Trash - they are presently proposing 8 locations for exterior compactors or dumpsters for trash, with 1 being located in Florence Township. This will depend on tenants as some prefer interior collection areas over exterior. Any exterior compactors/dumpster will have a screening or fence around them as requested by the board professionals.
- Stormwater Management - they are meeting water quality and groundwater standards and they have no objections with board Engineer's comments. They are willing to comply with those comments. For a 2-year storm, they are required to provide a 50% reduction and they are proposing a 60% reduction. For the 100-year storm, they are required to provide a 20% reduction and they are proposing a 40% reduction. They are going above and beyond what is required.
- Utilities - Burlington Township will provide their water and they are proposing to replace the pump station on site. PSE&G will be providing electric.
- Landscaping – they are proposing 141 new trees with 33 evergreen trees planted along River road to provide a buffer. They have no objections to adding more trees on the Florence Township portion of the property, as mentioned in the professionals' letters and suggested by the Environmental Commission.

9.

- Signage – as of now, no signage is proposed in Florence Township. If necessary, they would come back in front of the board to address any signage.
- Site lighting – the lighting will be LED fixtures at 25', which do have spill control and will be dark sky compliant.

Mr. Roache stated they have no objections to the Board Engineer's stormwater comments or complying with the comments in the Fire Marshal's review letter. There is a potential that the water location will need to be moved and have no issues with complying.

Mr. Roache stated their proposed lot coverage will be over the maximum 60% allowed in Burlington Township. If you look at the entire site, they would meet that 60%. In Burlington Township alone, it will be at 65%. They will place a deed restriction to cap the amount of impervious coverage in Florence Township.

Mr. Pagano stated they have the results of the Phase 1 study and if there would be anything to trigger a Phase 2. Mr. Roache stated not at this time. Engineer Wilkinson stated we could make a condition of approval that prior to signing final plans, that any required remediation has to be done as part of site plan. Mr. Floyd stated they have no objections to that condition.

Mr. Roache stated they do intend to reuse the concrete that is on site. Engineer Wilkinson added that they will want to run a recycling operation on site and it was asked if this will create extra noise. Any noise created would have to be under the maximum allowed. He stated that they will have to meet DOT standard for the density standard.

Vice Chair Pagano asked regarding the EIS, if it includes the planned operations for the recycling and crushing of concrete as this will create a tremendous amount of dust and noise. Planner Fegley stated that under noise, it has no mention of concrete recycling. Mr. Floyd stated the applicant does have to comply with noise levels allowed. Mr. Peterson stated this a new process to them, but they plan to crush the concrete on site and reuse material. All this will be done under the DCA's inspection and will be certified. They have no issue with wetting down the site to keep dust down. Engineer Wilkinson stated he will work with the applicant on that and come up with O & M manual as part of the approval.

Dan Disario of Langan Engineering, the applicant's traffic engineer, was sworn in by Solicitor Frank. Mr. Disario stated his qualifications and was accepted as expert in his field. He stated that with the board's concern about a high intensity user, such as Amazon, he can answer any questions regarding Amazon's operations as he does review a lot of their projects and works directly for them throughout the country.

Mr. Disario stated that based on established trip rates that every traffic engineer relies on, the difference in traffic generation during peak hours from what the current 1,000,000 sq. ft. building to the proposed 1,500,000+ sq. ft. building would equate to 100 additional trips in the morning to 110 additional trips in the evening.

Mr. Mattson asked if this will be a 24-hour operation. Mr. Disario stated there may be a 3rd shift that could occur in early hours.

Councilman Garganio stated the site has been closed for quite a while so there has been no truck or car traffic for that facility. He said the calculations given for the additional load from a building that is closed is not a true number. Mr. Disario stated it would be fair to recognize that if the applicant could find a tenant to take the building as is, those would be the numbers. The applicant is subject to a traffic management plan at the county level. The same one submitted to this board this evening is the same that was submitted to county. The traffic management plan requires the applicant to go back to the county to review specific details if more traffic is generated from what their traffic study shows. How can they assess traffic if they don't know who the tenant is; they respectfully submit numbers on the high end for a typical warehouse tenant in terms of traffic. This is an added level of protection; so, when a tenant is established, it has to be reviewed again and if more traffic is generated than proposed, they will have to go back to the County.

Councilman Garganio asked Mr. Disario to explain what he knows about Amazon. Mr. Disario stated the type of Amazon facility in Florence Township is a receive center, which receives in bulk, breaks it down into smaller loads and puts it on trucks going to a fulfillment center. This is not the type of tenant they are seeking. Their type of tenant is one that would fulfill their stores. They are not proposing enough parking for the site to be a delivery station. If Amazon wanted to come to their buildings, that would require a site plan change because there is not enough parking and the buildings are not high enough. He added that e-commerce doesn't always mean Amazon.

Mr. Disario stated it is not number of dock doors that drives the number of trips, it's the tenant. Vice Chair Pagano asked why the data given to us has a 2018 date. Mr. Disario stated the 2018 data was taken in front of the site in 2018. The published data that they use has specific truck trip rate calculations which agrees with the 2018 data., and that it is really not specific to any year. Vice Chair Pagano questioned the integrity of data being given to the board. He said the date is pre-pandemic, and we've all adjusted our shopping habits which leads to high demands of e-commerce. The world was a different place in 2018. Mr. Disario explained they have accounted for additional development on River Road. He stated the published data is based on either the new 11th edition or the 10th edition. Vice Chair Pagano stated it is an important point that we have current data and the correct data. Mayor Wilkie asked if their truck count of 450 trucks is for the entire day. Mr. Disario stated that it would be 450 trips in and 450 trips out for a total of 900 a day. Engineer Wilkinson stated for a 16-hour operation, that calculates to 1 truck every 2 minutes. Mayor Wilkie stated he understands that Florence Township is just a small piece to this project, but they are just exploring other ways to get traffic out to Route 130. It will consistently be our concern to not burden Florence Township with any more traffic. Mr. Disario stated the applicant has committed to extending out to John Galt Way, but the applicant doesn't control that. Mr. Mattson stated he is not just concerned about truck traffic, but the car traffic, too. Most of the cars will cut through town. Mr. Disario stated he doesn't disagree because some will travel through Florence. However, when you put 1900 River Road into your GPS, it has you heading south on Route 130 and right on Dultys Lane. Coming through Florence is a slower ride. Discussion took place about traffic and GPS.

Mr. Disario explained that the physical barrier they are suggesting to keep trucks from making a right-hand turn out of the facilities is a concrete curb island where regular automobiles would be able to turn but not trucks. If a truck tried to go out that way, it would be very difficult to do. Councilman Garganio asked if any physical barrier is being considered to not allow a left-hand

turn into facility. Mr. Disario stated that is up to the County. Engineer Wilkinson stated you wouldn't be able to restrict a left-hand turn into facility from coming from Florence Township.

Mr. Floyd asked Mr. Disario to explain what type of barriers are acceptable to the County. Mr. Disario stated a concrete curb island adjacent to where autos leave the site. Councilman Garganio asked if there was a radius there now. Mr. Disario stated they are tightening up that radius and it would be like jumping over that curb if a truck went that way. Councilman Garganio stated curbs really don't scare truck drivers and it has to be a type of barrier that would damage the truck, like bollards or something. Is it possible the driveway could be curved to point south because the township would prefer that all vehicles not be able to travel through Florence? All of the traffic should be right turn in and left turn out. If we're looking to alleviate all pressure from Florence, that is the easiest way to do it. Mr. Disario stated that there are new applications being approved that don't have that restriction and it would most likely lead to trucks and cars making illegal U-turns for those wanting to travel through Florence.

Councilman Garganio stated that our township already has failing intersections and with peak evening hours estimated at 235 cars, if that coincides with the peak time amazon lets out, it will be disastrous.

After a lengthy discussion on traffic issues in Florence Township, Mr. Floyd stated the applicant will work to find suitable driveway barriers that are acceptable to both the County and Florence Township.

Councilman Garganio stated he understands they have to deal with the County and asked Solicitor Frank if we are within our bounds to ask for a solution to our traffic issues. Solicitor Frank stated that the challenge for him is that when it comes down to it, it's not our road and we don't have jurisdiction. He does not believe we can deny something that our ordinances allow. We can certainly ask the applicant to help get the County on board with what we need or want. We don't have the power to deny because it doesn't have exactly what we want. There are things we have power to do and things we don't. Once an area is zoned for particular use, we can't deny because we don't like it there. We have to look at the relief they are looking for. The applicant has an approval from Burlington Township and conditional approval from the County, so we are not in a position to do a whole lot directly with regard to this. This doesn't mean we're dead in the water, but it may not happen here.

Mr. Floyd again stated they are here for Preliminary and Final site plan approval for a small portion of building 2, parking spaces and water retention basins to be located in Florence Township. They are asking for design waivers for the drive aisle width and the loading dock space width in the Florence Township portion. Councilman Garganio asked if there are any regulations on surface water. Mr. Roache stated there are 2 large basins and several smaller and the water will flow to all basins and ultimately flow to River Road. It will not flow towards Florence Township.

Engineer Wilkinson confirmed that the applicant agrees to screening or fencing around compactors and/or dumpsters, updating us on if a phase 2 is needed, and providing additional trees as requested by the Environmental Commission. Mr. Roache stated they are in agreement to those items and they will comply with all the other technical comments in Engineer Wilkinson's review letter.

12.

Planner Fegley asked if the applicant agrees for the variances to be corrected on the cover sheet. Mr. Roache stated they will correct the cover sheet. In answer to other comments by Planner Fegley, he stated:

- as they don't know the end user at this time, they don't know if the operation will be 24/7
- they are not proposing any signage in Florence Township nor will any signage be visible, but if so, they will be back before this board
- as a condition of approval, they are willing to provide an updated EIS
- the water drains to the south to the basins and then out to River Road
- the trash enclosure on the basin is 2 ½ inches tall and will catch branches, etc.

Engineer Wilkinson commented that as of 12/21/21, any new warehouses have to be solar ready if over 100,000 sq. ft. Mr. Peterson stated that will be done with the timing of their building permit. He added that they are prepared to accommodate their systems and that it will not increase their need structurally. They will provide for sleeve and conduit waves and electric vehicle charging. This is planned for the entire site. They will look into the solar further and review the requirements with Engineer Wilkinson.

The Board took a brief recess at 10:05 PM.

The meeting was back in session at 10:19 PM.

Sean Ronski was sworn in by Solicitor Frank. Mr. Ronski stated his qualification and was accepted as expert in field of planning.

He stated they are requesting 2 design waivers for the Florence Township portion. One is the drive aisle width where 25 feet is required; they are proposing 24 feet. The other is the truck bay width where 15 feet is required; they are proposing 13 feet. These requested exceptions will not have any impact on anything and will be de minimis. It is common to see a drive aisle width of 24 feet, plus it is accepted in the industry and RSIS. The same exception was requested in Burlington Township and approved. It is a better standard in terms of functionality and form. The loading spaces and the parking spaces will be able to accommodate backing in and moving out; they will have safe enough room to move. The site will be able to function effectively if approved. Mayor Wilkie asked if the same waivers were requested in Burlington Township and if they received the same guidance. Mr. Ronski stated that is correct. Mr. Kehr asked if the trucks backing out from building 1 are able to make the turn to get out to the access drive Mr. Roache stated that yes, they can make that turn. They felt they have placed the access point in the most appropriate location and from a safety perspective, it becomes a safer alternative.

It was the Motion of Vice Chair Pagano, seconded by Mr. Kehr to open the meeting to the public. Motion unanimously approved by all members present.

Kristan Marter of 220 E. Front Street was sworn in by Solicitor Frank. Ms. Marter stated she lives on Front Street and has a real interest in truck traffic. She knows about the contributions requested of the developers for the connector road that we are hoping that will happen; however, we don't necessarily know if we'll get the trucks off Front Street. We also can put an ordinance in place for traffic to go out Dultys Lane, but incoming traffic will be a challenge. She stated most people will

find the easiest route to their employer. She referenced page 1 from the applicant's traffic study, item #1. She added up total number of vehicles that went by on Front Street from 2017 to 2018. There were 3,000 more vehicles that went past her house in 7-day period in 2018 than in 2017. With this application, we're looking at, per day, 900 truck trips and 470 car trips. That totals a possible 8,000+ more vehicles that will drive past her house in a week. We have tried to get all drivers to travel by Dultys Lane, but the County has not agreed. The connector road is going to be key. Is there any way we can get this connector road in before this application is developed? She has a real concern because of so many more cars and trucks traveling on Front Street, and our intersections are already failing. Mr. Floyd stated the applicant can't be held responsible for truck traffic that use public roadways.

Mayor Wilkie added that with IPT's agreement, everyone was to travel by Dultys Lane. It was a condition of the resolution of approval and it might also have been in the redevelopment agreement. He will get those documents to the applicant.

Ms. Marter stated it was her understanding that traffic studies need to be done within a year and the one submitted by the applicant was done in 2018. A number of new warehouses have been built and are now occupied since 2018, so 2018's numbers aren't correct. She is requesting a current traffic study done. Mr. Disario stated as part of their conditional county approval, they will be doing updated traffic counts. Ms. Marter asked if those can be provided before board approval.

Brian Richardson, Florence Township Fire Marshal, was sworn in by Solicitor Frank. He stated that just as a point of clarification to his letter, he appreciates that applicant is complying with his concerns. The applicant testified that they will be getting water from Burlington Township, so the markings on the hydrants will comply with their standards, not ours; he is redacting his comment #2 for the record.

Hearing no one else wishing to be heard, it was the Motion of Vice Chair Pagano, seconded by Councilman Garganio to close public comment. Motion unanimously approved by all members present.

Mr. Floyd stated they have 3 governing bodies to approve application this application; Burlington Township, Florence Township and Burlington County. They will have to comply with Burlington County's requirements for traffic and their driveway. He has spoken with the applicant and they are respectfully requesting to continue their application to the February meeting to be able to provide better comments for the issues brought up this evening.

Solicitor Frank stated if the Board wishes, the applicant can adjourn to the February 22, 2022 meeting without further notice being required.

It was the Motion of Councilman Garganio, seconded by Vice Chair Pagano to continue application PB#2021-07 to the February 22, 2022 meeting with no further notice required. Motion unanimously approved by all members present.

Solicitor Frank announced to any members of public that this is their notice that this application is adjourned to February 22, 2022 at 7:30 PM.

14.

OTHER BUSINESS

There was no other business.

PUBLIC COMMENTS

It was the Motion of Vice Chair Pagano, seconded by Mr. Kehr to open the meeting for public comment on any item. Motion unanimously approved by all members present.

It was noted that there were no members of the public attending virtually that are being muted by us.

Hearing no one wishing to speak, it was the Motion of Councilman Garganio, seconded by Mr. Kehr to close public comment. Motion unanimously approved by all members present.

MASTER PLAN REVIEW/DISCUSSION

Mayor Wilkie stated that the Route 130 Endorsement requires a statement be provided to the Planning Board which then has to be included in the Master Plan before it is introduced. His hope is that the information will be provided to the Board at their February meeting and the Master Plan can be introduced at the March or April meeting.

ADJOURNMENT

It was the Motion of Vice Chair Pagano, seconded by Mr. Kehr to adjourn the meeting at 10:52 p.m. Motion unanimously approved by all those present.

Carl Mattson, Secretary

CM/kf